

R-2.2.1 OCCUPANCY REQUIREMENTS

DEFINITION

Residentially based, licensed facilities accommodating six or less ambulatory clients. This division may include a maximum of two non-ambulatory clients. Licensing categories that may use this classification include, but are not limited to: Adult Residential Facilities, Intermediate Care Facilities for the Developmentally Disabled Habilitative, Intermediate Care Facilities for the Developmentally Disabled Nursing, Nursing Homes, Residential Facilities for the Elderly, Foster Family Homes, Group Homes, Small Family Homes, Community Treatment Facilities and Social Rehabilitation Facilities.

PLAN

Provide four (4) sets of plans drawn to a ¼ inch to one-foot scale or fully dimensioned on a minimum size 18x24 -inch paper. Your plans must be clear and legible and provide the following information:

1. A site/plot plan showing:
 - a. The facility name and address, number of clients and their physical status (ambulatory or non-ambulatory).
 - b. An explanation of the scope of your project (if no construction is involved, simply state "change in use from a single family dwelling to a residential care facility").
 - c. All structures, property lines and the public street fronting the property.
 - d. Fencing, gates, walkways surrounding the structure. Indicate walkway width and composition.
 - e. Any exterior stairs or ramps.
2. A floor plan showing:
 - a. All new and existing construction.
 - b. The size of all doors, interior and exterior and whether sliding or swinging.
 - c. Interior stairs, steps, ramps, and any elevation changes at exit doors.
 - d. Show the use of all rooms.
 - e. **OPEN** sleeping room windows and measure the clear height and width of the opening. Measure the height from the top of the window sill to the floor below. Show these measurements of your floor plan.
 - f. Smoke detector, fire alarm, and fire extinguisher locations.
3. Take two sets of plans to the Elk Grove CSD Fire Department, 8820 Elk Grove Blvd., Suite 2, Elk Grove, CA 95624. At the Fire Department, you will process an application for a fire permit for the change in use/fire clearance planned for your facility. No construction is permitted without the proper building permit. If no construction is planned for your facility, a fire permit is still required for the change in use/fire clearance.

4. Once you have completed the Fire Department intake process, they will log in your plans and route them to your area inspector. The Fire Department will review your plans and will contact you when the review is complete. Once the Fire Department approves the plans, you will be contacted to pick-up your plans and permit.

EXITS

From the house:

Provide a minimum of two (2) remote exits, one of which may be a manually operated horizontal sliding door. Remote exits are located a distance apart equaling at least $\frac{1}{2}$ the longest diagonal (corner to corner) measurement of the house or area served, "excluding" the garage and areas where exit access is prohibited, such as enclosed kitchens and storage areas.

Exit doors shall be openable from the inside in a single hand operation without the use of a key or tool or any special knowledge or effort. Exit door shall not be equipped with deadbolts, slide bolts, hook and eye, chains or any other locking devices other than the single operation door hardware. Deadbolt locks of the type that co-activate with lever hardware device are permitted. If screens are installed on sliding doors, they must also be equipped with complying door hardware or have the latching device removed.

Every required exit doorway and exit access doorway shall be of a size so as to permit the installation of a door not less than 3 feet in width and not less 6 feet 8 inches in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches.

Bedroom doors used as exits shall have exit signs. Exit signs over bedrooms used as exits shall have the following graphics: Letter shall be six (6) inches in height with a $\frac{3}{4}$ stroke on a contrasting background.

The path of travel from an exit to the public way (street) shall be by way of a continuous and unobstructed all-weather surface, a minimum 3 feet in width.

Exterior gates that are in the path of exit travel shall be openable without the use of a key or tool or special knowledge or effort.

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows or doors or any required exit door provided:

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with CBC Section 310.9; and
3. Such bars, grilles, grates and similar devices are equipped with an approved release device for use by the Fire District only, on the exterior side for the purpose of Fire District emergency access.

From the sleeping area for non-ambulatory clients:

For bedrooms used by non-ambulatory clients, access to at least one exit complying with the following requirements shall be provided:

Exit through a corridor/hallway or area and into one bedroom in the immediate area that has an exit directly to the exterior. Approved exit signs shall be installed at bedroom doors used as exits or exit access.

Through a corridor/hallway serving the sleeping area that exits directly to the exterior.

Direct exit from the bedroom to the exterior.

Exit through one adjoining bedroom that exits to the exterior.

Exit shall not pass through kitchen rooms, storerooms, closets or spaces used for similar purposes. Exits shall not pass through more than one intervening room.

Ramps are required for changes in elevation in the path of exit travel from rooms housing non-ambulatory clients. Ramps shall be constructed in accordance with the California Building Code.

EMERGENCY PRE-FIRE PLANNING

In cooperation with the Fire District, every R2 occupancy shall institute a STAFF training program in the use of the first aid fire equipment (fire extinguishers) and methods of evacuation. Other emergency procedures shall also be established and shall include but not be limited to:

1. Posting the Fire District phone number in a conspicuous and plainly visible location near the telephone.
2. Assignment of a responsible person to call the Fire District upon notification of any fire or the activation of any fire alarm or sprinkler system for any reason.
3. Designation of an area where guests and clients are to be located after evacuation of the building.

Every R2 occupancy shall be staffed with competent adult persons who shall give an alarm in the event of fire or other emergency, assist the occupants of the building to safety and take other action as necessary.

ESCAPE OR RESCUE WINDOWS

Every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly onto a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows or doors or any required exit door provided:

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with CBC Section 310.9; and
3. Such bars, grilles, grates and similar devices are equipped with an approved release device for use by the Fire District only, on the exterior side for the purpose of Fire District emergency access.

FIRE SPRINKLER SYSTEM

The installation of an automatic fire sprinkler system is required in facilities housing bedridden clients and exceeding two stories in height; and in facilities housing bedridden clients and housing non-ambulatory clients above the first story. A fire sprinkler system is not required in facilities housing ambulatory clients only with no clients below the age of 18 or above the age of 59.

LIVING AREA/GARAGE SEPARATION

The wall separating the garage from the house shall be constructed of materials approved for one-hour fire resistive construction on the garage side. The door from the garage to the house shall be a tight fitting, self-closing solid wood door 1 3/8 inches thick or a self-closing tight fitting door having a fire protection rating of not less than 20 minutes.

FIRE EXTINGUISHER

Provide one portable fire extinguisher of a minimum 2A:10BC rating. Mount the fire extinguisher in a readily available and immediately accessible location with the top of the extinguisher not more than five (5) feet above the floor. If possible, mount the fire extinguisher adjacent to the fire alarm manual pull station.

DRAPERIES, CURTAINS AND DECORATIVE MATERIAL

With the exception of individual client rooms curtains and drapes, all drapes, curtains, hangings, drops, and all other decorative material, including Christmas trees, shall be made from a non-flammable material or shall be treated and maintained in a flame retardant condition. Exit doors shall not be concealed or obstructed by decorative materials.

SMOKE DETECTORS

Smoke detectors are required in every sleeping room, the hallway outside of the sleeping rooms, and in some cases the room or rooms leading to the sleeping room hallway. When sleeping rooms are located on an upper level of the dwelling unit, a smoke detector shall be placed on the ceiling of the upper level in close proximity to the stairwell. In existing sleeping rooms, the smoke detectors may be battery operated. In newly constructed sleeping rooms, the premises wiring system must power the smoke detectors and the smoke detectors must be provided with battery backup. Additionally, smoke detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Interconnection of the smoke detectors may be required to fulfill this requirement.

FIRE ALARM DEVICE

Fire alarm device:

For the purpose of fire notification, at least one California State Fire Marshal listed manual pull station and sounding device shall be installed in the facility. If any clients are hearing impaired, it will be necessary to install a visual warning device in addition to the audible warning device. The pull station shall actuate a distinctive fire alarm signal that shall be audible throughout the facility. These devices need not be interconnected to any other fire alarm device, electrically supervised or provided with emergency power. The Fire District shall approve the location of the fire alarm devices.

OPEN FLAME DEVICE

Open flame device shall not be used in residential care facilities.

SMOKING

Smoking shall be prohibited in any patient room utilizing oxygen or air induced mattresses.

HOUSEKEEPING

All portions of residential care facilities shall be maintained in a neat and orderly manner, free from any condition that would create a fire or life hazard or a condition which would add or contribute to the rapid spread of fire. This includes the proper storage of combustible material and flammable or combustible liquids; the proper storage and disposal of waste material and rubbish; and the removal of dry vegetation from within twenty (20) feet of the facility. Good housekeeping shall be practiced and observed at all times.

EXTENSION CORDS

Extension cords shall not be used as a substitute for permanent wiring. Extension cords shall not be attached to the structure, extend through walls, ceilings, floors, under doors or floor covering or be subject to environmental or physical damage. Extension cords shall only be used with portable appliances while in immediate use.

PREMISES IDENTIFICATION

Approved numbers or addresses shall be provided for the facility in such a manner as to be plainly visible and legible from the street or road fronting the property.

ACCESS ROADWAYS

All portions of residential care facilities shall be within 150 feet of an approved fire apparatus access roadway.

If you have any questions or require further information, please contact our office at (916) 685-9502.